

## REQUEST FOR COUNCIL ACTION

MEETING  
08-04-03

145

AGENDA SECTION: PUBLIC HEARING	ORIGINATING DEPT: PLANNING	ITEM NO. <b>E-10</b>
ITEM DESCRIPTION: Final Plat #03-08 by GP Development LLC to be known as Fieldstone. The Applicant is proposing to subdivide approximately 19.71 acres of land into 51 lots for single family development and 3 Outlots. The Plat also proposes to dedicate new public roadways. The property is located west of 18 <sup>th</sup> Avenue SW and north of the Hart Farm Development.		PREPARED BY: Theresa Fogarty, Planner

July 28, 2003

### Staff Recommendation:

Staff would recommend approval subject to the following conditions:

1. *At the time of submitting the final plat for recording:*
  - a. *Illustrating that part of Woodstone Drive SW lying west of its intersection with Weston Place SW as "Woodstone Drive SW".*
  - b. *Identifying and recording the 12 foot wide Pedestrian Facilities Easement required abutting 18<sup>th</sup> Avenue SW so it can be identified on the Final Plat as an easement of record. Other utilities that may need to be located along 18<sup>th</sup> Avenue SW shall be within a separate easement outside of the 12 feet required for the pedestrian path.*
  - c. *In addition to the Controlled Access shown on the Final Plat, controlled access is required along both sides of Fieldstone Road SW, within 35 feet from the 18<sup>th</sup> Avenue SW right-of-way.*
2. *Dedication of parkland shall be met via: deferred land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated July 28, 2003.*
3. *A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the July 23, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*

### Council Action Needed:

1. *If the Council wishes to proceed, it should instruct the City Attorney to prepare a resolution with findings supporting their decision.*

### Attachment:

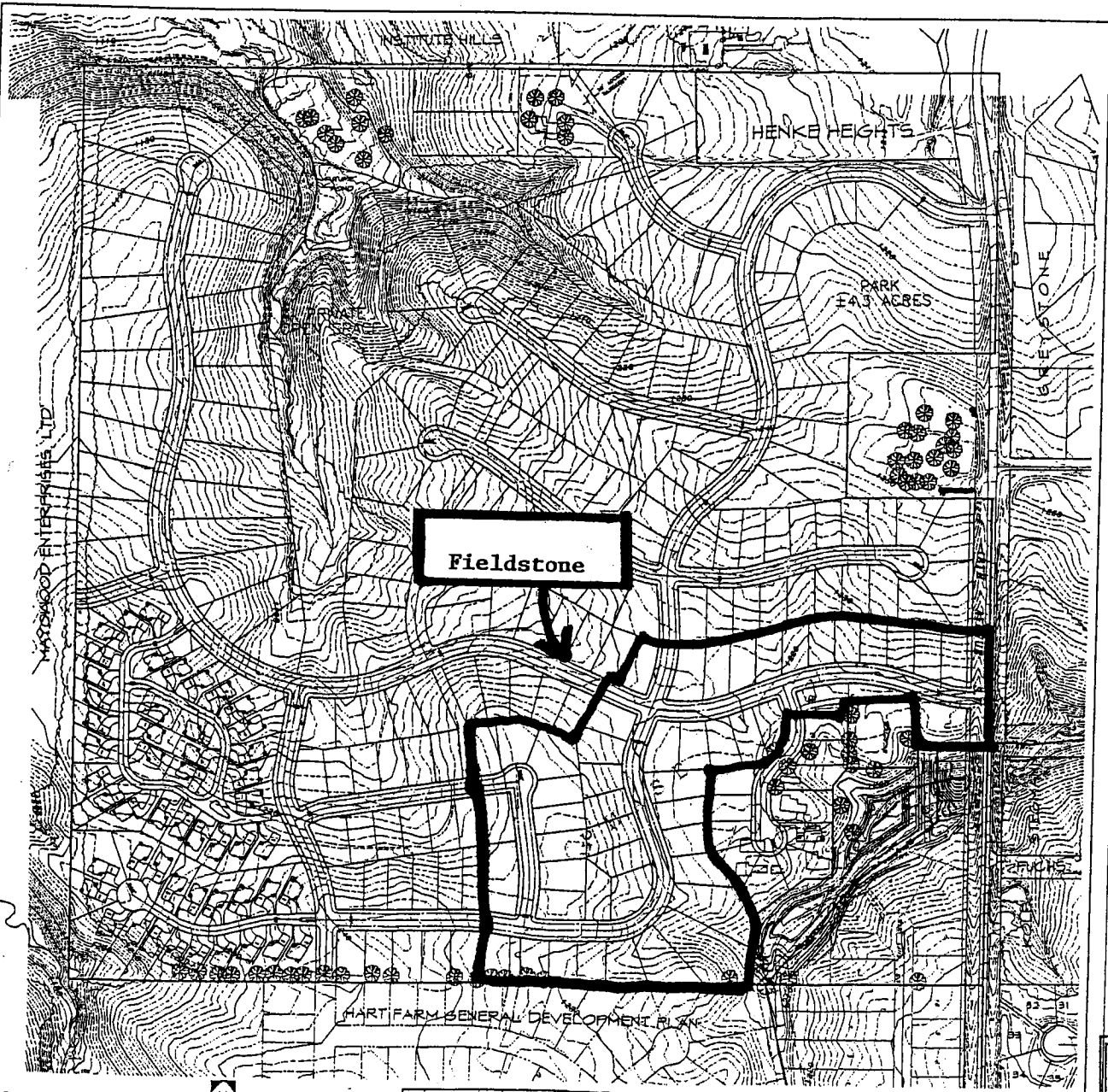
1. Staff Report, dated July 28, 2003.

### Distribution:

1. City Attorney
2. Planning Department File
3. McGhie & Betts, Inc.
4. Applicant: This item will be considered sometime after 7:00 p.m. on Monday, August 4, 2003, in the Council/Board Chambers at the Government Center, 151 4th Street SE.

COUNCIL ACTION: Motion by: \_\_\_\_\_ Second by: \_\_\_\_\_ to: \_\_\_\_\_

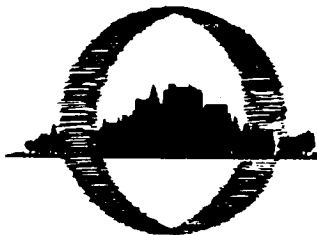




REVISED

RECEIVE  
JAN 23 2003





## ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF

*Olmsted*

[www.olmstedcounty.com/planning](http://www.olmstedcounty.com/planning)



TO: Rochester Common Council

FROM: Theresa Fogarty, Planner

DATE: July 28, 2003

RE: Final Plat #03-08 by GP Development LLC to be known as Fieldstone. The Applicant is proposing to subdivide approximately 19.71 acres of land into 51 lots for single family development and 3 Outlots. The Plat also proposes to dedicate new public roadways. The property is located west of 18<sup>th</sup> Avenue SW and north of the Hart Farm Development.

### Planning Department Review:

**Applicant/Owner:** GP Development  
3015 SW 18<sup>th</sup> Avenue  
Rochester, MN 55902

**Surveyors/Engineers:** McGhie & Betts, Inc.  
1648 Third Avenue SE  
Rochester, MN 55904

**Referral Comments:** Rochester Park and Rec. Department  
Rochester Public Works Department  
Planning Department – GIS Division

**Report Attachments:**

1. Referral Comments ( 3 letters)
2. Location Map
3. Copy of Final Plat
4. Fieldstone approved General Development Plan

### Development Review:

**Location of Property:** The property is located along the west side of 18<sup>th</sup> Avenue SW and north of the Hart Farm development.

**Zoning:** The property is currently zoned R-1 (Mixed Single Family) district on the City of Rochester Zoning Map.

**Proposed Development:** This development consists of 19.71 acres of land to be subdivided into 51 lots for single family development and 3 outlots.



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Final Plat #03-08  
Fieldstone  
July 28, 2003

**Roadways:**

This plat proposes to dedicate right-of-way for five roadways.

The first roadway is named "Fieldstone Road SW" and is designed with a 60' right-of-way. In addition to the Controlled Access shown on the Final Plat, controlled access is required along both sides of Fieldstone Road SW, within 35 feet from the 18<sup>th</sup> Avenue SW right-of-way.

The second roadway is named "Woodstone Drive SW" and is designed with a 60' right-of-way. The roadway designation for that part of Woodstone Drive SW lying west of its intersection with Weston Place SW is missing. Designate this portion of the roadway as "Woodstone Drive SW".

The third roadway is named "Weston Place SW" and is designed with a 56' right-of-way.

The fourth roadway is named "Christy Lane SW" and is designed with a 56' right-of-way.

The fifth roadway is the westerly half of "18<sup>th</sup> Avenue SW / County Road 147" and is being platted with a 50' right-of-way.

Olmsted County Public Works has approved the driveway access to County Road 147 (11<sup>th</sup> Avenue SW).

**Pedestrian Facilities:**

A Development Agreement has been executed with addresses the requirement of Pedestrian Facilities.

There is a 12 foot wide Pedestrian Facilities Easement required abutting 18<sup>th</sup> Avenue SW. This easement document will need to be recorded prior to the plat so it can be identified on the Final Plat as an easement of record. Other utilities that may need to be located along 18<sup>th</sup> Avenue SW shall be within a separate easement outside of the 12 feet required for the pedestrian path.

**Drainage:**

The topography generally drains from the North and West to the southeast portions of this plat.

Grading Plans have been approved by the City Public Works.

**Wetlands:**

The Soil Survey and National Wetland Indicator maps were reviewed for the presence of wetlands. According to the Soils Survey, hydric soils do not exist on this property.

**Public Utilities:**

Final Utility Plans have been approved.

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**Spillover Parking:**

As per Section 63.426 of the LDM, all residential development must provide spillover parking for service vehicles and visitors. This development requires 62 spillover parking stalls. It appears as though the additional parking can be accommodated on the roadways and most likely within private driveways, as well.

**Parkland Dedication:**

The City Park and Recreation Department recommends that dedication requirements be met via: Deferred land dedication with dedication of land to be met with future dedication of 4.3 acre park as shown on the GDP. Dedication to occur when the park is graded and accessible via public street or when the City wishes to begin development of the park.

**General Development Plan:**

This property is included within Fieldstone General Development Plan (GDP), approved February 19, 2003.

**Preliminary Plat Staff Review and Recommendation:**

A preliminary plat for this area was approved by the Council on April 21, 2003. The approval of the preliminary plat was subject to eight (8) conditions: The conditions are listed below:

**1. The Plat shall be revised:**

- a. *Illustrating the roadway that is an extension of "Fieldstone Drive SW" and west of the intersection with "Woodstone Drive SW" as "Fieldstone Road SW".*
  - b. *Changing the roadway name for "Christy Lane SW", keeping the roadway type and directional.*
  - c. *Dedicating controlled access across the easterly 65 feet of Lot 1 of Block 1 and Lot 11 of Block 8 to insure no driveway is located within the minimum separation distance area between driveways and street intersections, as required by the Land Development Manual.*
  - d. *Providing a 20' minimum public utility easement for the three required water main loops to future cul-de-sac areas between Lots 12 & 13, Block 3, Lots 8 & 9, Block 3 and Lots 10 & 11, Block 8.*
  - e. *Dedicating a 12' wide easement for the pedestrian facilities lying adjacent to the 50' right-of-way required for 18<sup>th</sup> Avenue SW.*
  - f. *Missing the roadway designation for that part of Woodstone Drive SW lying west of its intersection with Weston Place SW. Designate this portion of roadway as "Woodstone Drive SW".*
- 2. Grading and Drainage Plan approval is required prior to submitting the Final Plat. On-site stormwater detention shall be required for any areas of this development that would otherwise drain to township lands. A Storm Water Management Fee will apply for the benefit of participation in the City's Storm Water Management Plan, for any areas of this property that do not drain to a privately constructed permanent detention facility approved to serve this development.**

3. *Pedestrian facilities (concrete sidewalk) shall be required, at the Owner's expense, along both sides of all new public roads within this Subdivision, including the frontages of all Outlots. In addition, the Owner shall be obligated to construct, at the owner's expense, a 10' wide bituminous pedestrian path along the entire frontage of 18<sup>th</sup> Avenue SW.*
4. *The mid-block pedestrian 30' wide outlot located between Lot 16, Block 3 and Lot 1, Block 4 shall be dedicated to the City as a mid-block connection and the owner shall be obligated to grade and construct a 10' wide bituminous pedestrian path for this connection, prior to dedication to the City.*
5. *Dedication of parkland shall be met via: deferred land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated February 28, 2003.*
6. *The applicant shall execute Ownership & Maintenance Agreements for Outlots adjacent to the Exception Area, illustrated as Outlot "A" & Outlot "B". Prior to recording the Final Plat Documents, an access easement must be recorded across Outlots "A" or "B" to provide perpetual access to the exception parcel to the south. The Final Plat Documents shall be revised to identify the easement and document number on the face of the Plat.*
7. *The roadways illustrated as "Red Oak Place SW" and "Christy Lane SW" are indicated as less than 36 feet and shall be posted "No Parking" along one side of each roadway.*
8. *Based on the projected level of turning traffic, a southbound right turn lane shall be provided at the intersection of 18<sup>th</sup> Avenue SW and Fieldstone Drive SW.*

**Planning Staff Review and Recommendation:**

The Developer has executed the Development Agreement and the City-Owner Contract with the City for this property and is subject to the terms of the executed Development Agreement for Fieldstone General Development Plan. Therefore, Staff would recommend approval subject to the following conditions or modifications:

1. *At the time of submitting the final plat for recording:*
  - a. *Illustrating that part of Woodstone Drive SW lying west of its intersection with Weston Place SW as "Woodstone Drive SW".*
  - b. *Identifying and recording the 12 foot wide Pedestrian Facilities Easement required abutting 18<sup>th</sup> Avenue SW so it can be identified on the Final Plat as an easement of record. Other utilities that may need to be located along 18<sup>th</sup> Avenue SW shall be within a separate easement outside of the 12 feet required for the pedestrian path.*
  - c. *In addition to the Controlled Access shown on the Final Plat, controlled access is required along both sides of Fieldstone Road SW, within 35 feet from the 18<sup>th</sup> Avenue SW right-of-way.*



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2. *Dedication of parkland shall be met via: deferred land dedication, as recommended by the City Park & Recreation Department in the attached memo, dated July 28, 2003.*
3. *A GIS Impact Fee and E911 Addressing Fee shall be assessed and must be paid prior to recording the final plat, per the July 23, 2003 memorandum from Rochester-Olmsted Planning Department – GIS Division.*

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ROCHESTER PARK AND RECREATION DEPARTMENT  
201 FOURTH STREET SE  
ROCHESTER MINNESOTA 55904-3769  
TELE 507-281-6160  
FAX 507-281-6165

## MEMORANDUM

**DATE:** July 28, 2003  
**TO:** Jennifer Garness  
Planning  
**RE:** Final Plat #03-08  
Fieldstone 1<sup>st</sup>

Acreage of plat.....	19.71 a
Number of dwelling units.....	51 units
Density factor.....	.0244
Dedication .....	1.24 a
Fair market value of land.....	na

The Park and Recreation Department recommends that dedication requirements be met via: Deferred land dedication with dedication of land to be met with future dedication of 4.3 acre park shown on GDP. Dedication to occur when the park is graded and accessible via public street or when the City wishes to begin development of the park.

# ROCHESTER

— Minnesota —

TO: Consolidated Planning Department  
2122 Campus Drive SE  
Rochester, MN 55904

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DEPARTMENT OF PUBLIC  
WORKS  
201 4<sup>th</sup> Street SE Room 108  
Rochester, MN 55904-3740  
507-287-7800  
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 7/22/03

The Department of Public Works has reviewed the application for Final Plat #03-08 for the Fieldstone development. The following are Public Works comments on this request:

1. A Development Agreement has been executed for this Property.
  2. A City-Owner Contract has been executed for this Property.
  3. As specified during the Preliminary Plat review, in addition to the Controlled Access shown on the Final Plat, controlled access is required along both sides of Fieldstone Dr SW, within 35 feet from the 18<sup>th</sup> Ave SW ROW.
  4. There is a 12 foot wide Pedestrian Facilities Easement required abutting 18<sup>th</sup> Ave SW. This easement doc will need to be recorded prior to the plat so that it can be identified on the Final Plat as an easement of record. Other utilities that may need to be located along 18<sup>th</sup> Ave SW shall be within a separate easement outside of the 12 feet required for the pedestrian path.
- ❖ Development charges and fees applicable to the development of this property have been addressed in the Development Agreement, and / or City-Owner Contract.

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Rochester-Olmsted Planning Department  
GIS/Addressing Division  
2122 Campus Drive SE  
Rochester, MN 55904-4744  
Phone: (507) 285-8232  
Fax: (507) 287-2275

## PLAT REFERRAL RESPONSE

**DATE:** July 23, 2003

**TO:** Jennifer Garness

**FROM:** Randy Growden  
GIS/Addressing Staff  
Rochester-Olmsted County  
Planning Department

**CC:** Pam Hameister, Wendy Von Wald; McGhie and Betts

**RE: FIELDSTONE  
FINAL PLAT #03-08**

**UPON REVIEW OF THIS PLAT THE FOLLOWING FEES ARE REQUIRED TO BE PAID BEFORE THE PLAT IS RECORDED. THIS APPLIES TO ALL PLATS RECORDED ON OR AFTER JUNE 1, 2003.**

**E911 ADDRESSING FEE: \$1020.00 (51 LOTS/ADDRESSES)**

**GIS IMPACT FEE: \$470.00 (54 LOTS/OUTLOTS)**

**Notes:** 1. Additional E911 Addressing fees may be required upon Site Plan review.  
2. Final Plats must be legally recorded before request for address Applications are submitted to E911 Addressing Staff-Rochester/Olmsted County Planning Dept.

A review of the **final plat** has turned up the following **ADDRESS** or **ROADWAY** related issues:

1. Missing the roadway designation for that part of Woodstone Drive SW lying west of its intersection with Weston Place SW.

**RECOMMENDATION:** Designate this portion of roadway as **WOODSTONE DRIVE SW**.

**NOTE:** The use of **CHRISTY LANE SW** has been resolved and is now a valid roadway name.